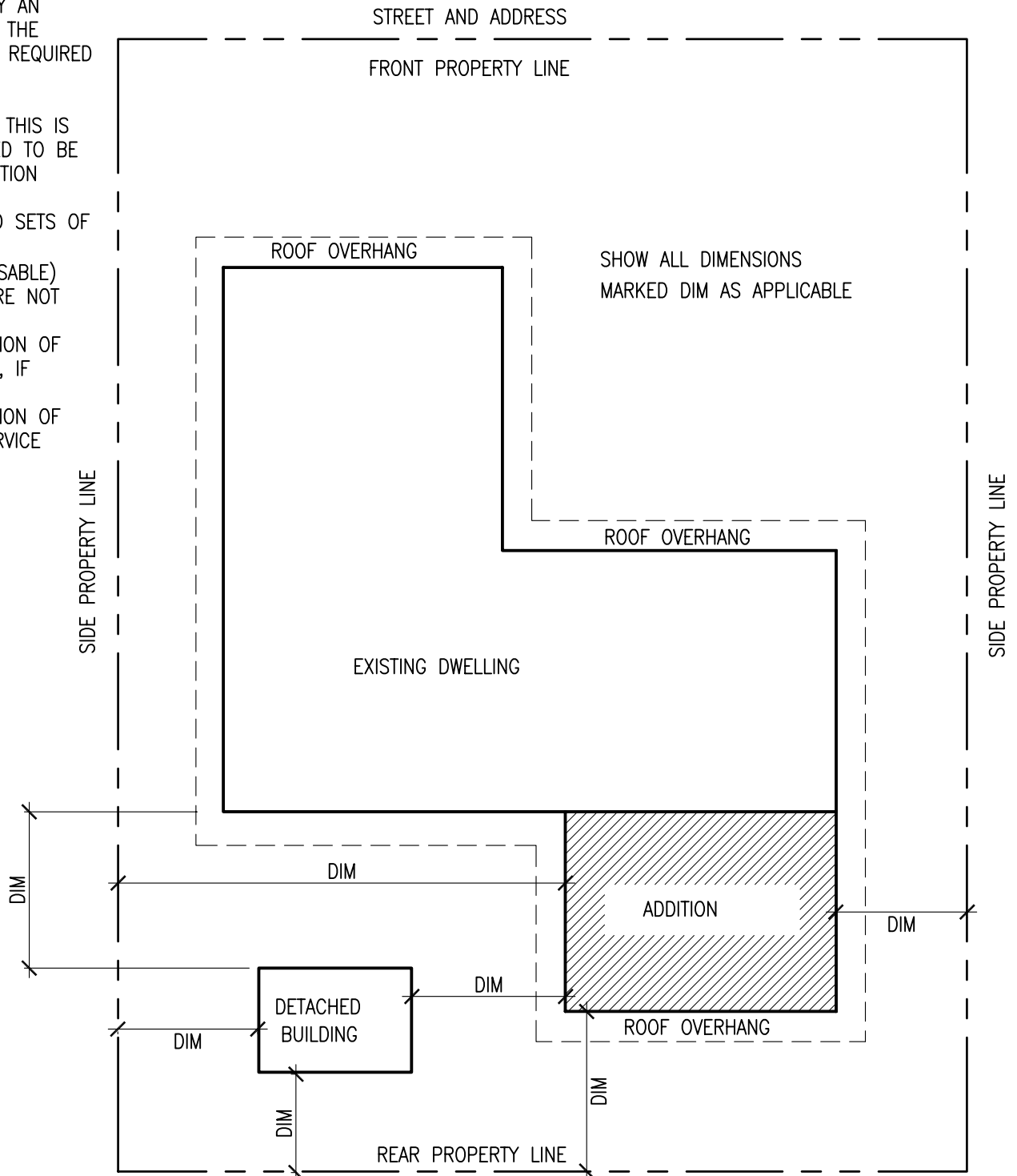


- THIS IS ONLY AN EXAMPLE OF THE INFORMATION REQUIRED ON PERMIT APPLICATION DOCUMENTS. THIS IS NOT INTENDED TO BE A CONSTRUCTION DOCUMENT.
- PROVIDE TWO SETS OF PLANS
- PENCIL (ERASABLE) DRAWINGS ARE NOT ACCEPTABLE
- SHOW LOCATION OF SEPTIC TANK, IF APPLICABLE
- SHOW LOCATION OF EXISTING SERVICE



# RESIDENTIAL ROOM ADDITION TYPICAL FLOOR PLAN

- SHOW EXISTING ROOMS ADJACENT TO NEW CONSTRUCTION WITH DIMENSIONS, WINDOW SIZES AND LOCATIONS, AND EXISTING ROOM USES.
- DESIGNATE IN SOME GRAPHIC FASHION THE NEW VERSUS EXISTING CONSTRUCTION. FOR EXAMPLE; DOUBLE-LINE WALLS AS EXISTING, SOLID WALLS AS NEW.
- FOR ALLOWABLE WINDOW TYPES AND MAXIMUM SIZES SEE CONSERVATION CODE QUICK COMPLIANCE GUIDE
- BRACED WALLS SHALL BE CLEARLY INDICATED ON THE PLANS



CLOSET DEMOLISHED TO ALLOW INTERIOR ACCESS

NEW DOOR 3'0"x6'8"

EXISTING BEDROOM  
11'x12'

NEW CLOSET

SHELF AND POLE

SHOW EXISTING SHEAR OR BRACE WALLS.

WINDOW RELOCATED FOR NATURAL LIGHT AND EGRESS.

WINDOW REMOVED AND RELOCATED. INFILL OPENING WITH 2X4 FRAMING AND GYPSUM BOARD.

6' MAX  
FROM OPENINGS

FAMILY ROOM  
ADDITION

WP  
GFCI



12' MAXIMUM

4'0"x4'0"

4'0"x4'0"

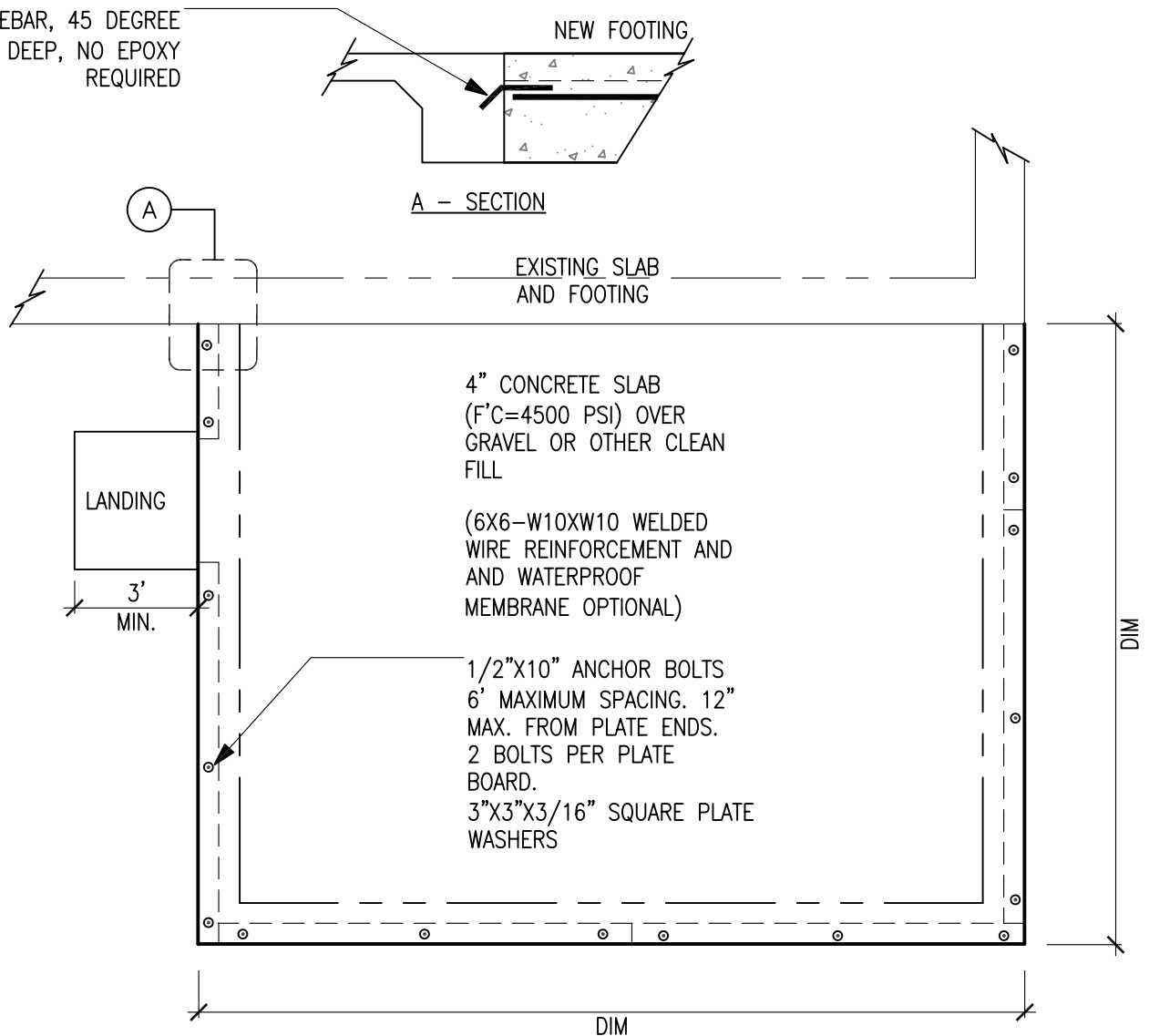
DIM.

DIM.

- PROVIDE 8% OF THE FLOOR AREA IN GLAZED OPENINGS (WINDOWS, GLASS DOORS, SKYLITES) IN ALL HABITABLE ROOMS. RELOCATE EXISTING REQUIRED GLAZING THAT IS REMOVED FOR REMODEL OR ADDITION. IN LIEU OF NATURAL LIGHTING ARTIFICIAL LIGHTING MAY BE PROVIDED CAPABLE OF PRODUCING 6 FOOT-CANDLES 30" ABOVE THE FLOOR
- GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) ARE REQUIRED FOR KITCHENS, BATHROOMS, GARAGES, AND EXTERIOR OUTLETS (CLEARLY SHOWN ON PLANS).
- ARC-FAULT CIRCUIT INTERRUPTERS ARE REQUIRED FOR ALL BEDROOMS.

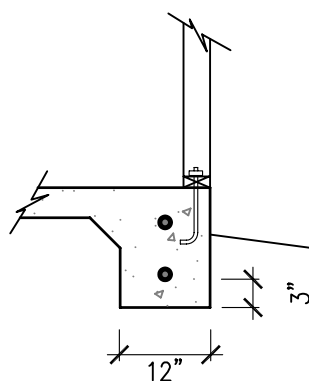
# RESIDENTIAL ROOM ADDITION TYPICAL FOUNDATION PLAN

#4 REBAR, 45 DEGREE  
HOLE, 6" DEEP, NO EPOXY  
REQUIRED

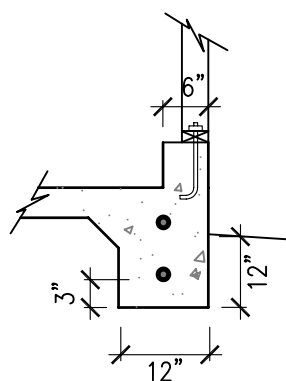


## TYPICAL FOOTING CROSS SECTIONS

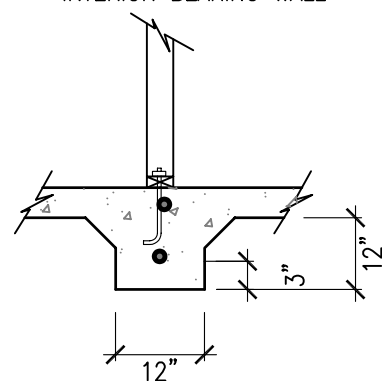
EXTERIOR BEARING WALL



GARAGE RAISED CURB

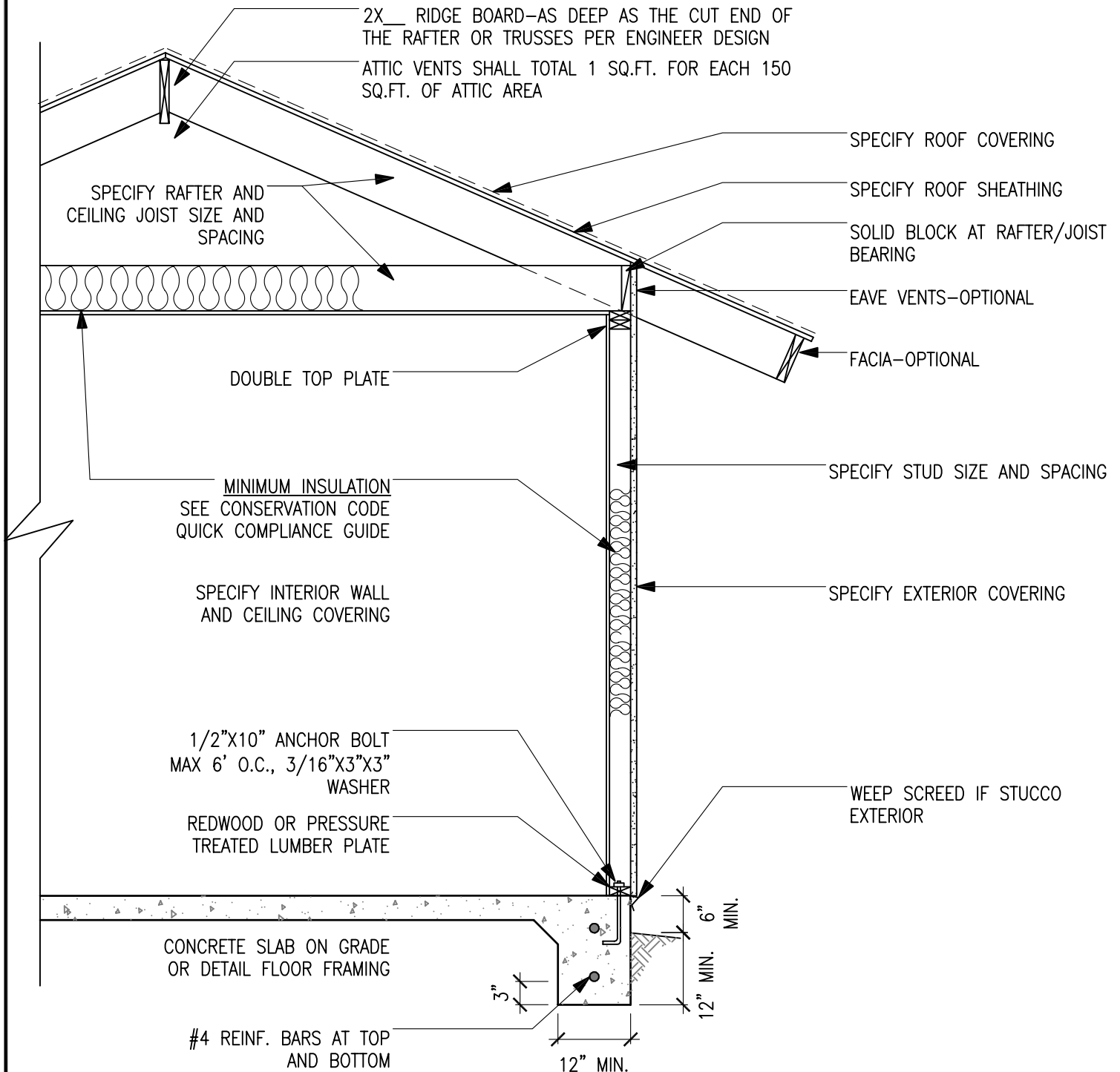


INTERIOR BEARING WALL

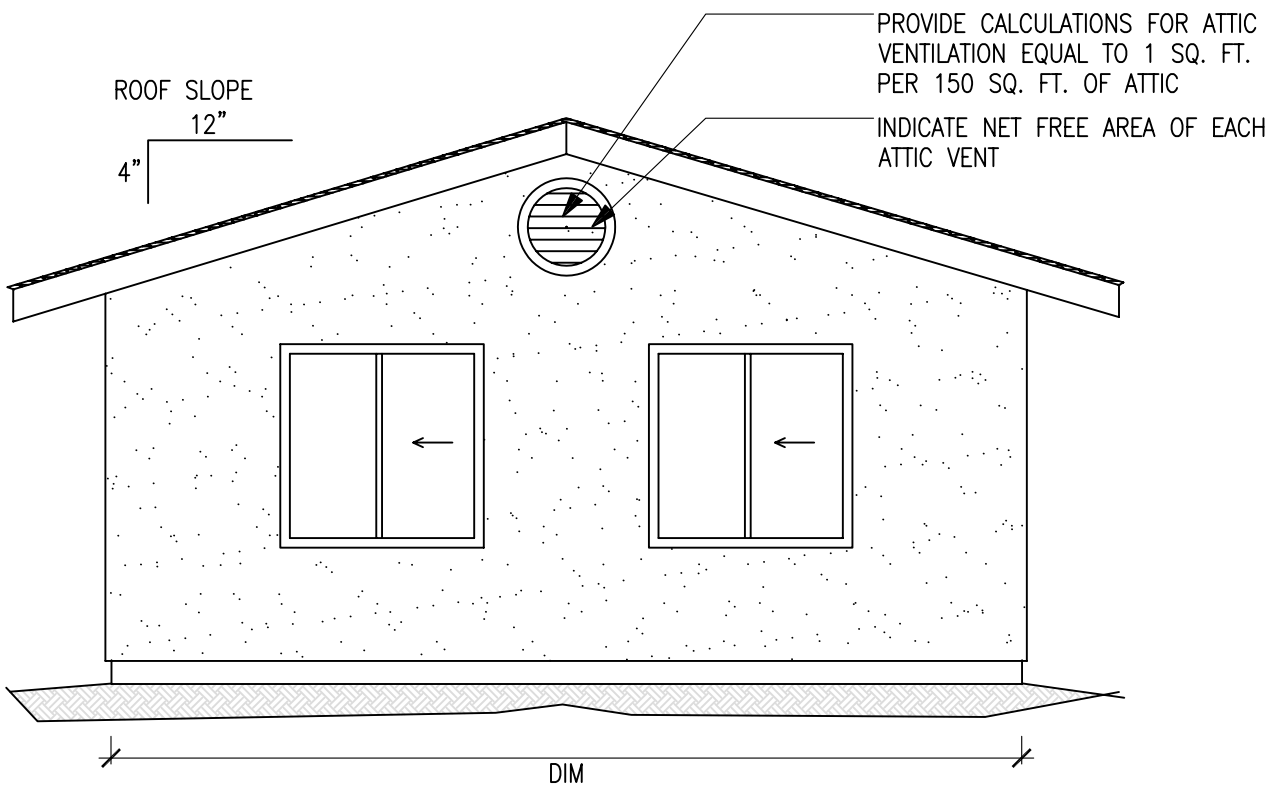
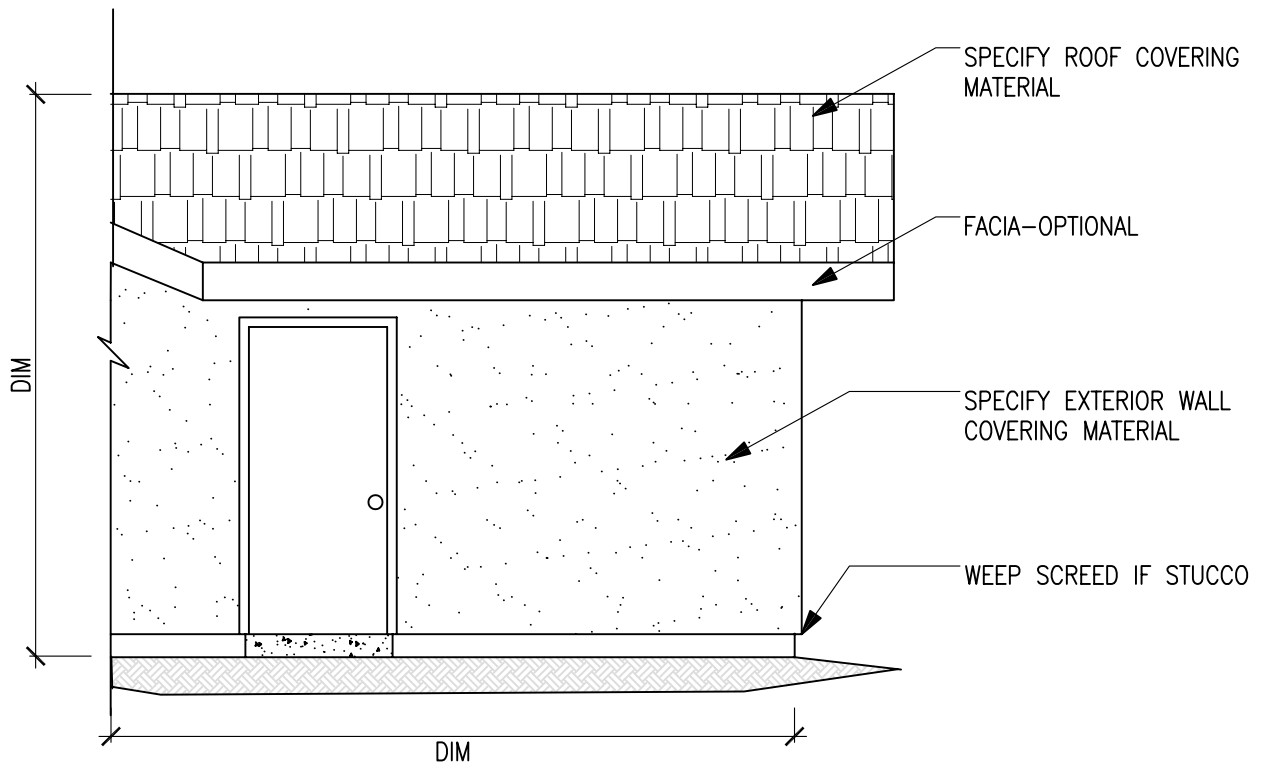


FOOTINGS REQUIRE #4 REINFORCEMENT BARS AT TOP AND BOTTOM WITH A MINIMUM OF 3" CLEAR FROM THE BOTTOM OF THE FOOTING.

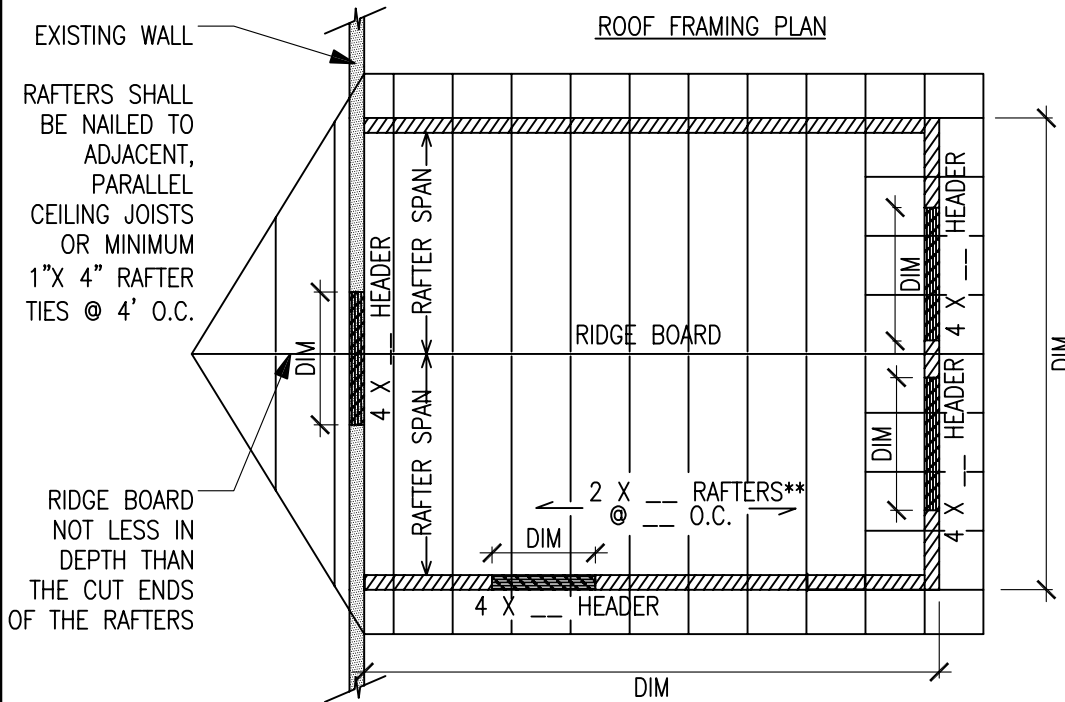
RESIDENTIAL ROOM ADDITION TYPICAL CROSS SECTION



RESIDENTIAL ROOM ADDITION TYPICAL ELEVATIONS

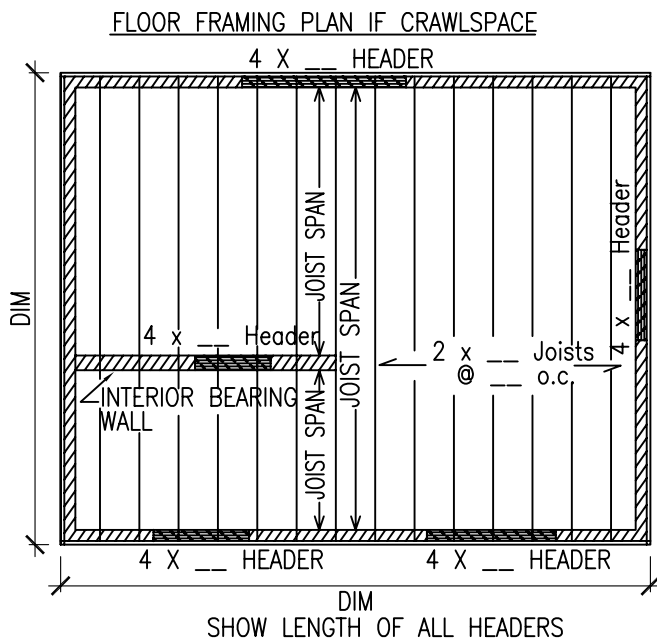


# RESIDENTIAL ROOM ADDITION TYPICAL FRAMING PLAN



1. CALL OUT THE DIMENSIONS OF ALL NEW OPENINGS.
2. CALL OUT THE LOCATIONS AND DIMENSIONS OF ALL BRACED WALL PANELS (INCLUDING AT THE EXISTING WALL).
3. ADD ADDITIONAL BRACED WALL PANELS AT THE EXISTING WALL, AS NEEDED.
4. NEW OPENINGS IN EXISTING BRACED WALL PANELS MAY REQUIRE ENGINEERING.
5. CALL OUT ALL HEADER SIZES.

\*\*OR APPROVED MANUFACTURED TRUSSES



\*RAFTER & JOIST SPAN TABLE BASED ON DOUGLAS FIR/LARCH #2

| SIZE | SPACING | FLOOR JOIST MAX SPAN | CEILING JOIST MAX SPAN | ROOF RAFTER MAX SPAN |
|------|---------|----------------------|------------------------|----------------------|
| 2x4  | 12"     |                      | 9'-10"                 | -                    |
| 2x4  | 16"     |                      | 8'-9"                  | -                    |
| 2x4  | 24"     |                      | 7'-2"                  | -                    |
| 2x6  | 12"     | 10'-6"               | 14'-10"                | 14'-4"               |
| 2x6  | 16"     | 9'-1"                | 12'-10"                | 12'-5"               |
| 2x6  | 24"     | 7'-5"                | 10'-6"                 | 10'-2"               |
| 2x8  | 12"     | 13'-3"               | 18'-9"                 | 18'-2"               |
| 2x8  | 16"     | 11'-6"               | 16'-3"                 | 15'-9"               |
| 2x8  | 24"     | 9'-5"                | 13'-3"                 | 12'-10"              |
| 2x10 | 12"     | 16'-3"               | 22'-11"                | 22'-3"               |
| 2x10 | 16"     | 14'-1"               | 19'-10"                | 19'-3"               |
| 2x10 | 24"     | 11'-6"               | 16'-3"                 | 15'-8"               |
| 2x12 | 12"     | 18'-10"              | -                      | 25'-9"               |
| 2x12 | 16"     | 16'-3"               | -                      | 22'-4"               |
| 2x12 | 24"     | 13'-4"               | -                      | 18'-3"               |

RAFTER SIZES BASED ON 2006 IRC:

CEILING JOIST TABLE R802.4(2)

ROOF RAFTER TABLE R802.5.1(2)

FLOOR JOIST TABLE R502.3.1(2)

\*THE TABULATED ROOF RAFTER SPANS ASSUME THAT CEILING JOISTS ARE LOCATED AT THE BOTTOM OF THE ATTIC SPACE OR THAT SOME OTHER METHOD OF RESISTING THE OUTWARD PUSH OF THE RAFTERS OR THE BEARING WALLS, SUCH AS RAFTER TIES, IS PROVIDED AT THAT LOCATION.